101.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,161,300 / 1,161,300
					USE VALUE:	1,161,300 / 1,161,300
					ASSESSED:	1,161,300 / 1,161,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		MOCCASIN PATH, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ORFANOS STEVEN/MICHELLE
Owner 2:	
Owner 3:	
Street 1:	22 MOCCASIN PATH
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	O REILLY RUTH A -
Owner 2:	-
Street 1:	22 MOCCASIN PATH
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,500 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2004, having primarily Clapboard Exterior and 3694 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8500.000	688,800		472,500	1,161,300
Total Card	0.195	688,800		472,500	1,161,300
Total Parcel	0.195	688,800		472,500	1,161,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 314.37 | /Parcel: 314.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 65057
GIS Ref
GIS Ref
Insp Date 09/17/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 101.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	688,800	0	8,500.	472,500	1,161,300	1,161,300	Year End Roll	12/18/2019
2019	101	FV	528,700	0	8,500.	472,500	1,001,200	1,001,200	Year End Roll	1/3/2019
2018	101	FV	528,700	0	8,500.	405,000	933,700	933,700	Year End Roll	12/20/2017
2017	101	FV	528,700	0	8,500.	378,000	906,700	906,700	Year End Roll	1/3/2017
2016	101	FV	528,700	0	8,500.	324,000	852,700	852,700	Year End	1/4/2016
2015	101	FV	522,600	0	8,500.	290,300	812,900	812,900	Year End Roll	12/11/2014
2014	101	FV	522,600	0	8,500.	268,700	791,300	791,300	Year End Roll	12/16/2013
2013	101	FV	522,600	0	8,500.	256,200	778,800	778,800		12/13/2012

!8082!

PRINT

Date	Time
12/10/20	22:40:11

LAST REV

Date	Time
10/03/18	14:17:02
mmcmakin	
8082	

USER DEFINED

Prior Id # 1:	65057
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O REILLY RUTH A	1266-118		4/7/2003	Estate/Div	390,000	No	No		
	550-196		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/12/2003	666	New Buil	241,000	C		G5	GR FY05	
7/29/2003	603	Demoliti	8,000	C		G5	GR FY05	

ACTIVITY INFORMATION

Date	Result	By	Name
9/17/2018	TTL REFUSAL	BS	Barbara S
6/5/2009	Measured	189	PATRIOT
5/4/2005	Info Fm Plan	BR	B Rossignol
1/5/2005	Inspected	BR	B Rossignol
7/14/2004	Permit Visit	BR	B Rossignol
7/18/2003	MLS	MM	Mary M
10/30/2000	Hearing N/C	163	PATRIOT
10/25/2000	Misd Hearing		
11/17/1999	Inspected	267	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8500		Sq. Ft.	Site		0	70.	0.79	4									472,501						472,500	

Total AC/HA: 0.19513 | Total SF/SM: 8500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 472,501 | Spl Credit | Total: 472,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2004	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	5.5	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	5.5	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.93424469
Const Adj.:	0.99890995
Adj $ / SQ:	116.653
Other Features:	115784
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	728892
Depreciation:	40089
Depreciated Total:	688803

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

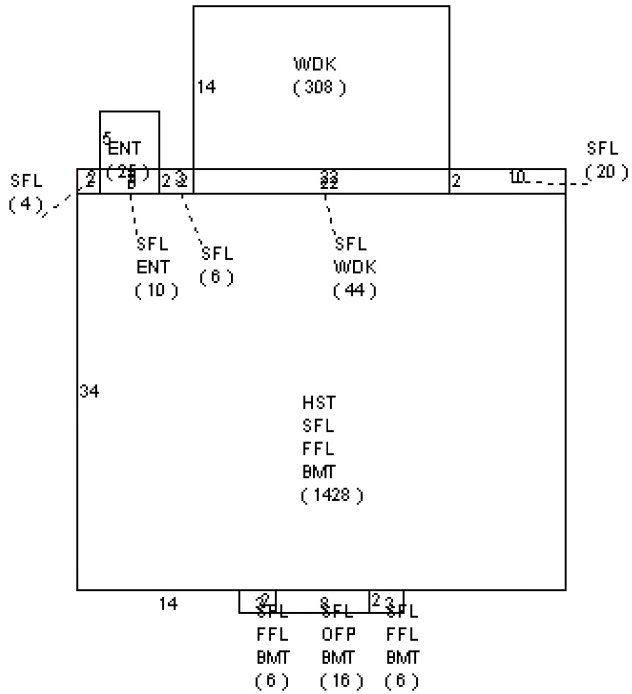
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	141.15
Special Features:	0	Val/Su Net:	124.04
Final Total:	688800	Val/Su SzAd	186.46

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,540	116.650	179,646
BMT	Basement	1,456	35.000	50,954
FFL	First Floor	1,440	116.650	167,981
HST	Half Story	714	116.650	83,290
WDK	Deck	352	8.830	3,109
ENT	ENTRY	35	26.370	923
OFP	Open Porch	16	43.950	703

	Net Sketched Area:	5,553		Total:	486,606
Size Ad	3694	Gross Are	6267	FinArea	3694

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

101.0-0003-0003.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	